



# GREENVILLE COUNTY COUNCIL

Minutes

## Committee of the Whole

November 6, 2018

5:06 p.m.

County Square – Council Chambers

### **Council Members**

Mr. Butch Kirven, Chairman

Mr. Willis Meadows, Vice Chairman

Mrs. Xanthene Norris, Chairman Pro Tem

Mr. Joe Dill

Mr. Mike Barnes

Mr. Sid Cates

Mr. Rick Roberts

Mr. Bob Taylor

Mrs. Liz Seman

Mr. Ennis Fant, Sr.

Mr. Lynn Ballard

Mr. Fred Payne

---

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted on the bulletin board at the County Square and made available to the newspapers, radio stations, television stations and concerned Citizens.

### **Council Members Absent**

None

### **Staff Present**

Joe Kernell, County Administrator

Mark Tollison, County Attorney

John Hansley, Deputy County Administrator

Regina McCaskill, Clerk to Council

Paula Gucker, Assistant County Administrator, Public Works

Bob Mihalic, Governmental Relations Officer

### **Others Present**

None

### **Call to Order**

Chairman Kirven

### **Invocation**

Councilor Ennis Fant

**Item (3) Approval of Minutes**

**ACTION:** Councilor Norris moved to approve the minutes of the October 2, 2018, Committee of the Whole Meeting.

Motion carried unanimously.

**Item (4) MetroConnects Presentation**

Presenters: **Carol Elliott**, General Manager, Metroconnects and **Graham Rich**, Executive Director, ReWa, presented the following Powerpoint Presentation regarding the Metroconnects proposed annexation.



**MetroConnects**  
Sustainable Wastewater Solutions

**Boundary Reinstatement**

Metropolitan Sewer Subdistrict



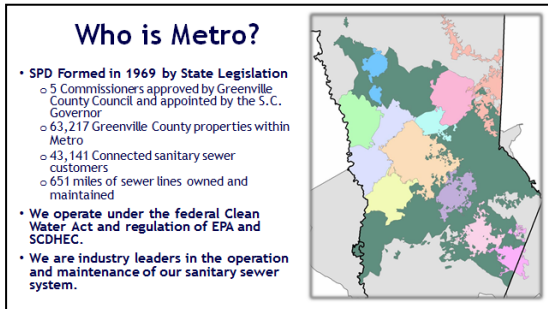
**Metro and ReWa Partnership**

Metro provides sanitary sewer collection services and transports wastewater to ReWa for disposal.

ReWa serves industrial, commercial and residential customers in Greenville County as well as parts of Anderson, Spartanburg, Pickens and Laurens Counties.

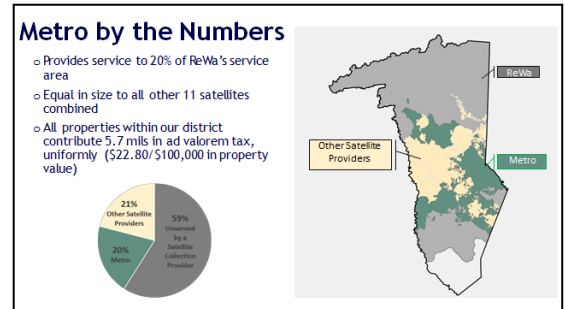
ReWa transforms wastewater into renewable resources.

Provides trunk and treatment services for all subdistricts and municipalities (satellites) located within Greenville County.



**Who is Metro?**

- SPD Formed in 1969 by State Legislation
  - 5 Commissioners approved by Greenville County Council and appointed by the S. C. Governor
  - 63,217 Greenville County properties within Metro
  - 43,141 Connected sanitary sewer customers
  - 651 miles of sewer lines owned and maintained
- We operate under the federal Clean Water Act and regulation of EPA and SCDHEC.
- We are industry leaders in the operation and maintenance of our sanitary sewer system.



**Metro by the Numbers**

- Provides service to 20% of ReWa's service area
- Equal in size to all other 11 satellites combined
- All properties within our district contribute 5.7 mills in ad valorem tax, uniformly (\$22.80/\$100,000 in property value)

21% Other Satellite Providers, 20% Metro, 59% Unimproved ReWa Satellite Collection Provider



**Commitment to Customers**

On-call 24/7, 365 days a year  
40 full-time staff

Proactive maintenance reduces potential backups, damage to property and the environment:

- Inspect, repair and maintain over 88,000 infrastructure assets
- Rehabilitate the system to repair broken pipes and maintain continuous service while removing extraneous rain water (I & I)



**Environmental Services Provided for Greenville County**

- Invested \$30 million in capital projects
  - To relieve failing septic systems, protecting public health and property values (ex. Green Valley and Conestee)
  - System expansion
- Expended more than \$30 million for Infrastructure rehabilitation
  - Extending system life and removing over 6.2 million gallons of I&I - saving ReWa millions of dollars in treatment costs

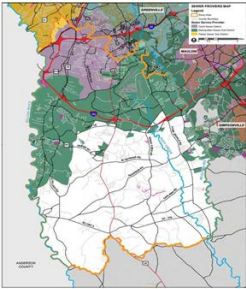


Slater Mill Area

Selected to receive over \$10 million in grant funding to consolidate and replace failing mill systems



Redmont Mill Area



### Metro's Challenges

- Existing South Greenville Plan (2017) made several recommendations for economic development in this region.
- Economic development opportunities are outside of Metro's existing boundaries.
- Infrastructure-ready areas are essential for economic development.
- The need for sewer-ready sites is immediate.
- County Council approves Metro's boundary reinstatement under Home Rule.

### Metro Reinstatement Petition

From the South Greenville Plan, Goal 1 and 2 call for:

- Preservation of the Rural Character
- Identify Areas for Future Business/Light Industrial and Commercial Development

Sanitary sewer infrastructure planning is necessary to strike this balance.

Reinstatement of Metro's boundary is the first step.

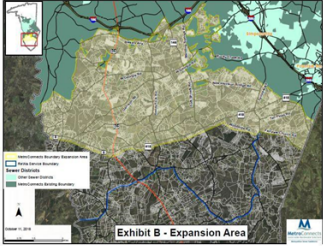
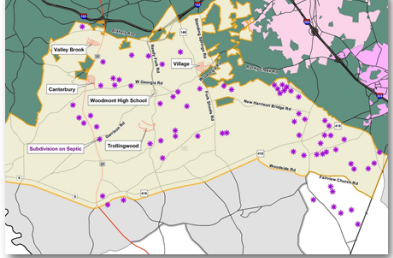



Exhibit B - Expansion Area

### Metro's Southern Reinstatement Area

- Includes private sewer systems
- Many subdivisions completely on septic tanks



### Sanitary Sewer Supports Rural Character



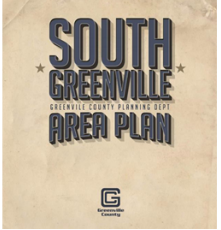
Goal 1 is to preserve the rural character of the Southern portion of the study area:

- Maintain and expand the RR-1 and RR-3 large lot zoning districts

Sanitary sewer does not alter the rural character of a community, in fact, it preserves the environmental integrity and increases the property values.

### Sanitary Sewer Service is Beneficial to All Land Uses

- Supports strategic and planned growth.
- Protects water quality & public health.
- Supports economic development, which means jobs for Greenville County.
- Does not alter rural character and depends on the county for zoning and land use regulation.
- The reinstatement of Metro's boundary supports the South Greenville Plan.



### Benefits of Metro's Reinstatement

- Metro can begin planning to provide sewer service to the projected Business Technology Park.
- Metro can offer assistance to properties with failing private and septic tank systems in this area.
- Metro can participate in future sanitary sewer discussions from the beginning.



### ReWa Supports Metro's Reinstatement

- Metro boundary reinstatement is within ReWa's current service area.
- Enable shared responsibilities for operation, maintenance and capital investment between providers.
- ReWa and Metro would continue to work together to support Greenville County's planning.
- ReWa and Metro have the same goal of protecting public health and water quality.





**Metro Is Ready**

- We are a proven leader in the industry.
- We are a committed partner.
- With proactive planning, together, we can foster growth, protect public health and maintain the unique character of Southern Greenville County.



**Thank You!**




Carol Elliott  
General Manager  
[celliot@metroconnects.org](mailto:celliot@metroconnects.org)



Jim Freeland  
Commission Chair  
[jim@freelandassociates.net](mailto:jim@freelandassociates.net)

[www.metroconnects.org](http://www.metroconnects.org)

Chairman Kirven stated the proposed expansion was a huge undertaking and would affect Council's future decisions regarding other parts of the County. He stated everything did not have to be done all at once; it would be better to work things out in order to accomplish them in unison. Mr. Kirven stated he appreciated Metroconnects and its history of environmental concerns, facilitating growth and economic development; Council was interested in seeing continuation of those endeavors. He suggested that boundary expansions of Special Purpose Districts have historically been on a smaller scale as there was a plan in place to provide specific services in exchange for the increase in revenue. Mr. Kirven stated although the goals were outlined in the presentation, there was no plan presented. He stated the County's Comprehensive Plan was just about ready to launch and would be close to completion by the end of 2019. The plan would be inclusive and the public would be involved. At the same time, there were areas within the proposed boundary that were currently primed and ready for economic development. The County was currently working with GADC on a proposed business park near the Southern Connector and Moonville area. Mr. Kirven stated there were numerous opportunities for immediate growth near the boundary down to the West Georgia Road vicinity. The new Comprehensive Plan would work hand-in-hand with the South Greenville Area Plan that Council recently approved. The number one goal in the South Greenville Area Plan was to preserve the rural character of the southern part of the study area which was described as Rural Preservation and located south of West Georgia Road, east and west of Highway 25. The area around Highway 418, Old Hundred Road and Highway 8 was described as Agricultural Land Use to preserve the tradition, history and lifestyle of the area. Mr. Kirven stated there were other ways to bring in economic vitality such as agricultural tourism and recreation which would be highlighted in the Comprehensive Plan. The Comprehensive Plan would also detail ways to accommodate the increasing population, to create jobs, create affordable housing and expand opportunities for small businesses. Mr. Kirven stated he recommended moving forward with the proposal as he wanted to see it done and would like for it to be a unanimous decision by Council. He suggested moving rapidly to approve an expanded boundary down to West Georgia Road for immediate activity; then work through the Comprehensive Plan and look at the remainder of the proposal after the Comprehensive Plan was in place. Mr. Kirven stated he felt it would give the citizens of the area comfort in knowing that Council was willing to work with Metroconnects.

Councilor Ballard stated that when Metroconnects was created, it had the same boundaries as ReWa. In 1990, Council pulled back the Metroconnects boundaries in what was now District 17 and District 26; the reasoning was that the citizens of the areas would never have a need for sewer. Now almost 30 years later, the decision turned out to be a good one as there had not been a need for sewer in the areas until now. Mr. Ballard stated in the development of the South Greenville Area Plan it was discussed and decided that sewer would eventually be available in the area. Some residents have expressed no desire to have sewer; Mr. Ballard stated residents would have the option to hook up to the sewer or not. Without sewer service, the area was "dead in the water." The County had lost numerous opportunities for industry and there were no infrastructure-ready sites available. Mr. Ballard stated the question was how much of the area did the County want to give back to Metroconnects. Initially, when the discussions began, Metroconnects indicated they wanted all of their previous area back. Mr. Ballard stated it did not make sense to include the northern part of the County, at the moment, as growth did not appear to be heading that

way. He stated there were existing industrial properties in the area with no sewer capabilities; the projected need for sewer capability over the next 10 - 20 years was in the southern part of the County. Mr. Ballard added that the repair and replacement of septic tanks was not initially considered when discussions were underway regarding the South Greenville Area Plan. He asked Carol Elliott to explain the septic tank rebate program available through Metroconnects.

Carol Elliott stated Metroconnects provided a septic tank rebate in the amount of \$150.00 every three (3) years for residents to use for maintenance on their septic tank or to have it pumped. A receipt must be provided verifying the resident has spent at least \$150.00 in order to receive the rebate.

Councilor Ballard state there was at least one, if not two, subdivisions located in the area that were on a private septic tank system. He stated the systems were experiencing some issues that would need to be addressed in the near future. Due to the fact that the subdivisions were not located in Metroconnects' boundary, no assistance could be offered. Mr. Ballard stated in working with Metroconnects to determine the proposed boundary expansion, it was determined that it would be better to request the expansion all at one time as opposed to gradually.

Councilor Payne stated he understood both Chairman Kirven and Councilor Ballard's suggestions. He stated there were three water systems in the County: freshwater, stormwater and waste water. Mr. Payne stated fresh water for the County was provided by the rivers and rainfall. The delivery of public fresh water was supplied by Greenville Water System. Mr. Payne inquired about the boundaries for stormwater.

Paula Gucker stated the entire county was included in the provisions for stormwater and Greenville County was the monitoring entity.

Councilor Payne stated no one wanted to deal with waste water. He asked Graham Rich if ReWa covered the entire county.

Graham Rich stated ReWa did not cover the entire county but did cover most of the county, except for a small portion of the southern area, as well as a small portion of Laurens County and Spartanburg County as well as down to Highway 8 in Anderson County.

Councilor Payne asked if another entity covered the areas not included in ReWa's boundaries.

Graham Rich stated there was not another entity and the residents in the uncovered areas used individual septic tanks.

Councilor Payne stated Council needed to plan for the entire county for all three water systems. ReWa was the only entity handling the wholesale business of waste water. He asked how many of the smaller systems in the County experience problems with I & I (Inflow and Infiltration).

Graham Rich stated all the smaller systems had problems with I & I.

Councilor Payne stated the Comprehensive Plan was one way to address similar issues but Council needed to plan to extend the boundaries as proposed in order to be effective.

Councilor Roberts asked for clarification regarding what areas the proposed boundary included as opposed to the Chairman Kirven's suggestion to start with the area to West Georgia Road. *(The area was defined by Carol Elliott.)*

Chairman Kirven stated he was not suggesting that Council not approve the entire area as proposed by Metroconnects and ReWa but felt it should be done in concert with the Comprehensive Plan.

Councilor Roberts asked Carol Elliott what would be the response to taking action gradually as opposed to all at once.

Carol Elliott stated they were at the mercy of County Council and would be happy to partner in any area that Council approved.

Councilor Roberts asked if there were any economies of scale to doing it all at once.

Carol Elliott stated there were none other than the effort it would take to go through the process.

Councilor Ballard stated it had already been agreed that the County, ReWa and other utilities providers would all be part of the Comprehensive Plan. Metroconnects could not address any part of the plan outside its service area. He asked would the Metroconnects board be willing to commit time and money to plan an area that may or may not be added to their system.

Carol Elliott stated Metroconnects planned in 10 – 20 year increments and had to plan for funding on a long-term basis. She added that a piecemeal approach would inhibit their ability to plan.

Councilor Fant stated Councilor Ballard had worked tirelessly on the project. He also applauded Carol Elliott and her staff at Metroconnects. He stated that his initial thought was to return the area to Metroconnects that was initially taken from them; Mr. Ballard had suggested rolling the area back to Highway 418 and Highway 8, which was a compromise to the original request.

Chairman Kirven stated revenue would increase as boundaries were increased, but there was currently no plan for the increased revenue. Mr. Kirven added that, historically, where there was an ability and a mandate to provide retail sewer services there were developments involved. There has been sprawl type development in Greenville County and citizens have expressed a desire to change the dynamic in some way. Mr. Kirven stated the unwillingness to split the district into an area that would follow along with the Comprehensive Plan gave the appearance of a rush to make a decision. He added the area in question was largely undeveloped; there may be ways to increase population and economic activity that were less costly as far as infrastructure was concerned and would put less stress on the outdated and inadequate road system. Mr. Kirven suggested working together to plan and overcome the obstacles; the Comprehensive Plan would provide the opportunity to do so.

Carol Elliott thanked all the members of Council and added it was Council's decision on what would be approved. She stated Metroconnects was ready to partner in any way,

**Item (5)      Adjournment**

**ACTION:** Councilor Taylor moved to adjourn the meeting.

Motion carried unanimously and the meeting was adjourned at 5:45 p.m.

Respectfully submitted:

---

Regina G. McCaskill, Clerk to Council